



Agenda for Meeting 05-2015

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

Anne Goodman
David Hill
Jack Leiderman

Charles Littlefield
John Tyner, II
Dion Trahan

Wednesday, March 11, 2015
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. RECOMMENDATIONS TO MAYOR AND COUNCIL

- A. **Zoning Text Amendment TXT2015-00241** to insert a reference to landscaping and screening requirements for industrial developments that abut residential developments in the Landscaping, Screening and Lighting Manual. The Landscaping, Screening and Lighting Manual will also be amended to insert specific screening requirements between industrial and residential developments. Authorized for filing by the Mayor and Council on February 2, 2015. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council. *The Commission did not provide a recommendation on the zoning text amendment, but decided to forward their observations on the proposal to the Mayor and Council.*
- B. **Zoning Text Amendment TXT2015-00242** to insert specific language allowing for the tolling of the validity period of approved developments during the pendency of an appeal, filed February 6, 2015 by Nancy Regelin representing 1900 Chapman Project Owner. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council. *The Commission voted to recommend a modified approval of the zoning text amendment (4-2, Commissioners Hill and Leiderman voted no, and Commissioner Trahan was absent).*

II. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business - Discussion of March 7th County Growth Forum and preparation for Master Plan update discussion for the next meeting
- C.** New Business
- D.** Minutes
- E.** FYI Correspondence

III. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

March 25, 2015
April 8, 2015
April 22, 2015
May 13, 2015

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since March 3, 2015:

STP2015-00246, 4 Research Place. Minor site plan amendment filed for the conversion of office building to self-storage facility.

STP2015-00247, Brightview Rockville Town Center, to amend the condition 4 and 5 of already approved Site Plan STP2014-00189.

STP2015-00248, 621 Southlawn Lane, Proposed for a change in use from office, retail and service industrial to office and service industrial.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information